

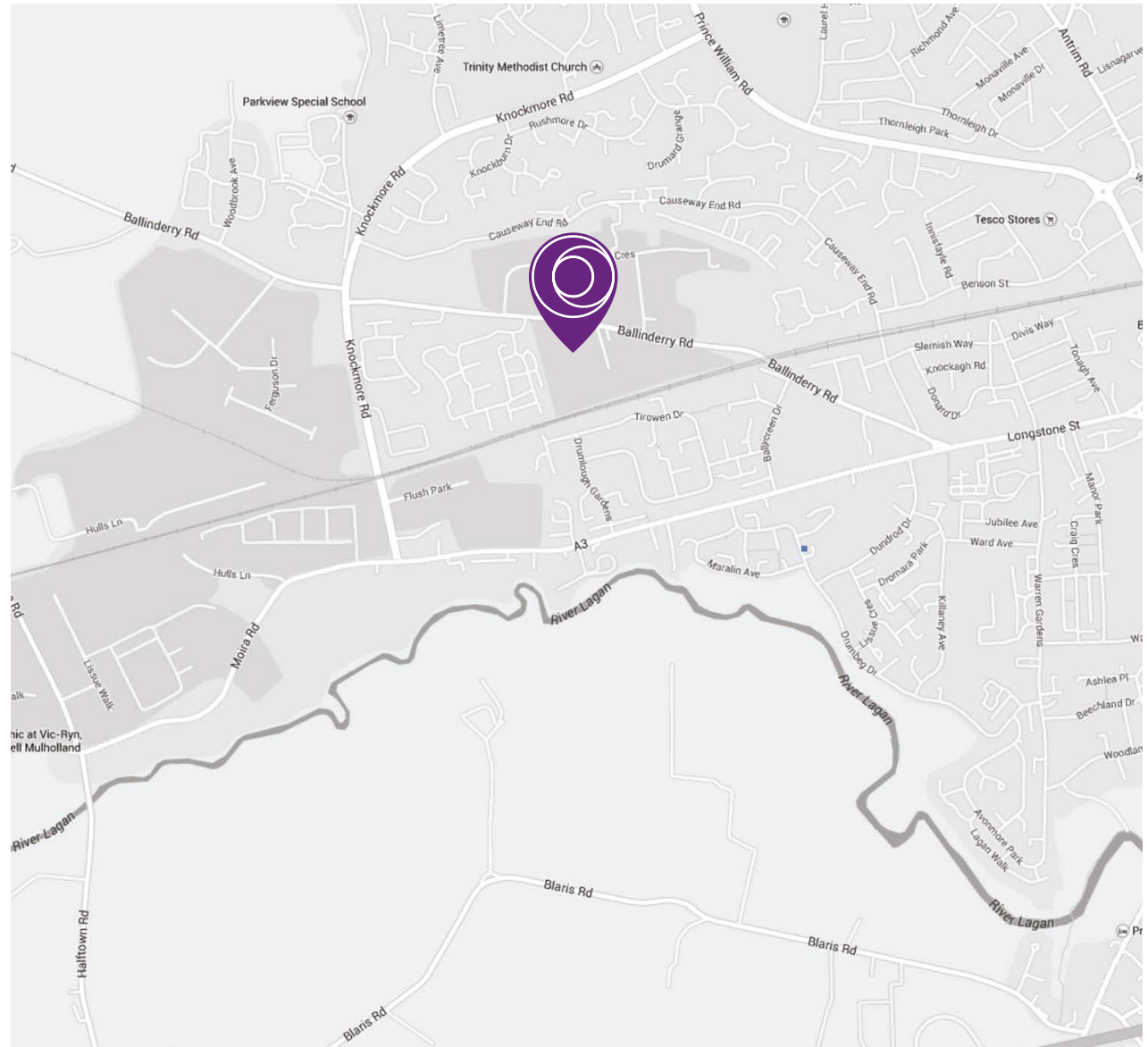
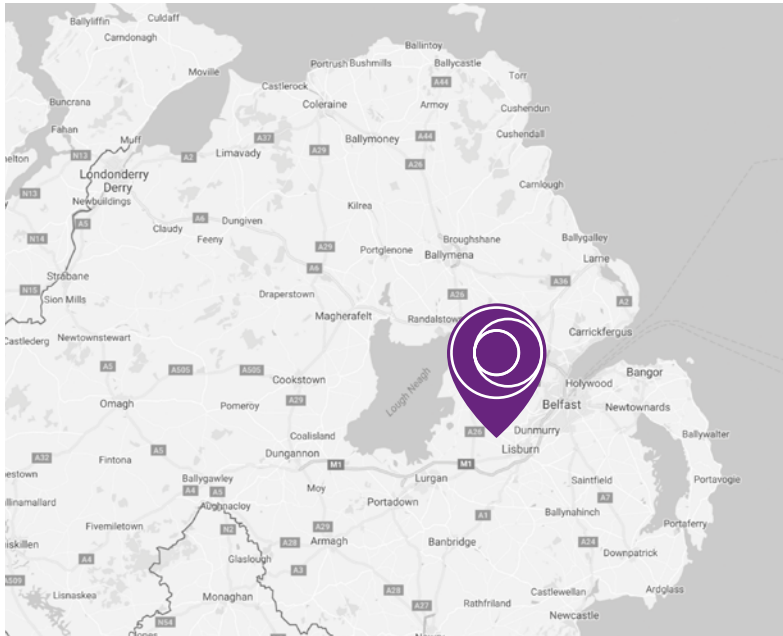
Ballinderry Road, Lisburn

160,000 sq ft of refurbished and extended industrial / warehouse units, ancillary office accommodation and trade counter.

LOCATION

The site occupies a highly prominent location on the Ballinderry Road approximately 1.5 miles from Lisburn city centre and 10 miles south of Belfast city centre via the M1 motorway.

The site is centrally located within Lisburn in close proximity to a number of well-established industrial estates. It is bounded to the north by Ballinderry Road; to the east by industrial occupiers such as Leckey and Murdock Building Supplies; to the south by the Belfast to Dublin railway line; and to the west by the Mornington housing development.



DESCRIPTION

The site covers an area of 7.59 acres with approximately 160,000 sq ft of extensively refurbished and extended industrial / warehouse units, ancillary office accommodation and trade counter.

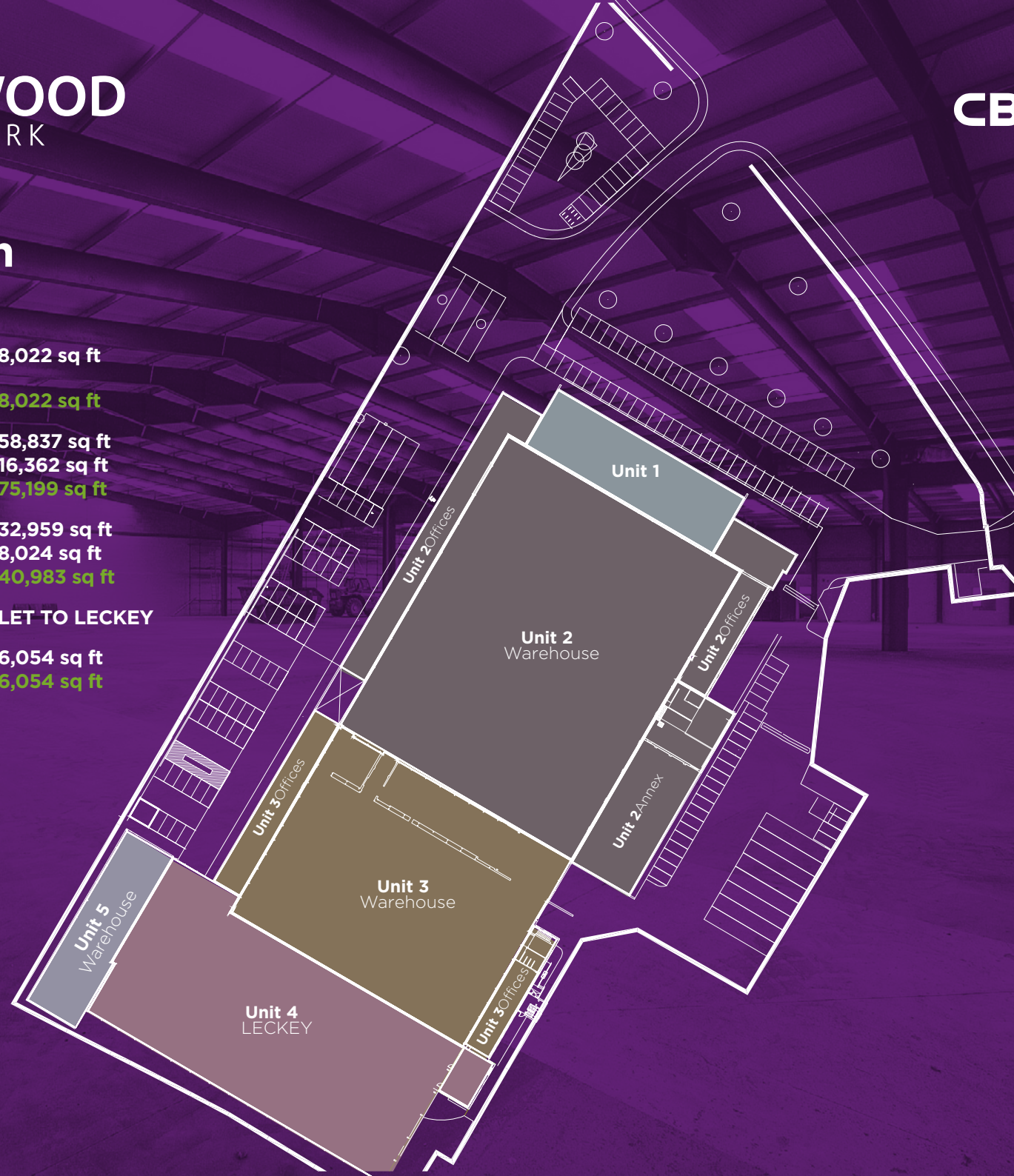
The site also benefits from extensive car and lorry parking. The units will be handed over on a shell basis. The landlord will also consider carrying out certain works if required.

Full specification document is available on request.



Accommodation Schedule

| | |
|---|---------------------|
| Unit 1 Showroom & Trade Units (available from 1,300 sq ft) | 8,022 sq ft |
| Total | 8,022 sq ft |
| Unit 2 Warehouse | 58,837 sq ft |
| Unit 2 Offices | 16,362 sq ft |
| Total | 75,199 sq ft |
| Unit 3 Warehouse | 32,959 sq ft |
| Unit 3 Office | 8,024 sq ft |
| Total | 40,983 sq ft |
| Unit 4 | LET TO LECKEY |
| Unit 5 Warehouse | 6,054 sq ft |
| Total | 6,054 sq ft |



INFORMATION & CONTACT

Lease and rent details

Available on request.

VAT

All prices and charges are quoted exclusive of VAT, which may be payable.

Contact

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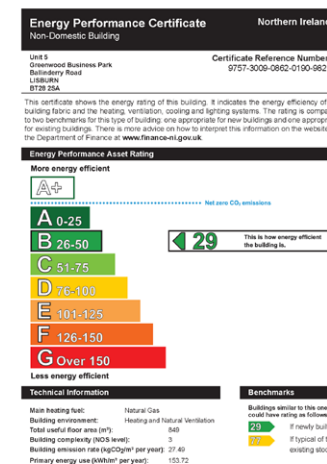
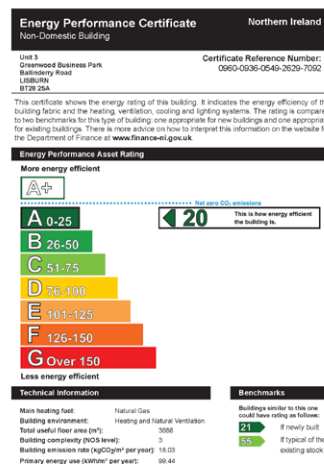
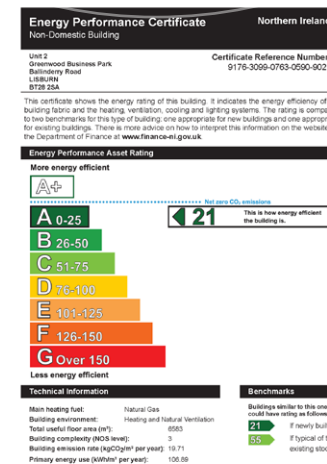
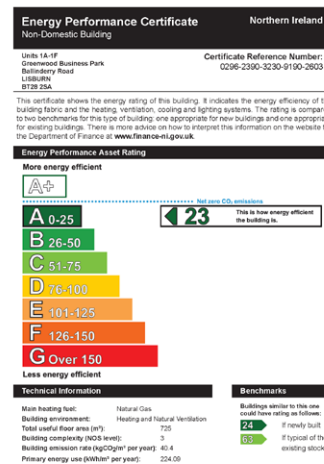
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Rates

Rates to be assessed on occupation.



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